This Instrument Prepared by:
Gino L. Marchetti, Jr.
Taylor, Pigue, Marchetti & Mink, PLLC
2908 Poston Avenue
Nashville, TN 37203

Register's Stamp/Sticker

BILL GARRETT, Davidson County
Trans:T20100071182 DEEDQC
Recvd: 11/09/10 13:05 2 pgs
Fees:12.00 Taxes:0.00
20101109-0089980

Map/Parcel Nos.:
13003007600

New Owner & Send Tax Bills to:
Margaret F. Carden
617 Lynnwood Ave.
Nashville, TN 37205

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that, on this the 7th day of November 2010, **Gerald T. Carden, Grantor,** for and in consideration of $0.00 Dollars, does hereby bargain, sell, release, quitclaim and convey, unto **Margaret F. Carden, Grantee,** all right, title and interest in the following described real estate located in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee being part of lot No. 150 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in book 421, pages 102 and 103, Register's Office for Davidson County.

Beginning at a point on the westerly margin of Lynwood Boulevard, 46 feet north of the common corner of lots Nos. 150 and 152, being the northeast corner of the property conveyed to Lionel Ricau and wife by deed from Royal Oaks Land Company of record in book 1372, page 679, said Registers Office; thence westerly, along Ricau's north line, 195 feet, more or less, to a point in the easterly line of lot No. 151; thence northerly 144 feet, more or less, to a point which his 10 feet south of the line between lots Nos. 148 and 150, being the southwest corner of the property conveyed to William M. Bailey and wife by deed from Royal Oaks Land Company, of record in Book 1358, page 228, said Register's Office; thence along Baileys south line, easterly 220 feet, more or less, to the west margin of Lynwood Boulevard; thence with the margin of the same southerly 146.3 feet, more or less, to the beginning.

Being the same real property conveyed to Gerald T. Carden and wife, Margaret F. Carden, by deed from Edward H. Martin and wife, Billie Leckleiter Martin, dated and filed on August 15, 1958, and recorded in ~~book 90 page 340.~~ BK 2800 Pg 491 RFM

This conveyance is subject to any and all existing easements and restrictions of record.

WITNESS my hand this 7th day of November, 2010.

Gerald T. Carden
GRANTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for Davidson County, Tennessee, **Gerald T. Carden**, with whom I am personally acquainted (or is identified upon basis of satisfactory evidence presented to me), the within named bargainor, and who after being duly sworn, made oath that he executed the forgoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 7th day of November, 2010.

GINO MARCHETTI JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 11-22-2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or true value, whichever is greater, for this transfer is $ 0.00.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 8th day of November, 2010.

ORINDA KAYE HINSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Orinda Kaye Hinson
NOTARY PUBLIC

My Commission Expires: November 4, 2013